



An  
Bord  
Pleanála

**Board Direction**  
**PL02.247622**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 31<sup>st</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

It is an objective of the planning authority as set out in the Cavan County Development Plan 2014 – 2020 to maintain the amenity value of major lakes and their environs within a landscape, recreational and ecological context by restricting and regulating development that would prejudice use and enjoyment of the areas, give rise to adverse visual impacts or threaten habitats through disposal of effluents. The proposed dwelling is located on an elevated site overlooking Lough Ramor proposed Natural Heritage Area (pNHA). The proposed development, by reason of its bulk, scale and elevated location, would be visually intrusive in views over a wide area including from the N3 on its approach to Virginia town centre, from adjoining lands and from within the proposed Natural Heritage Area. The proposed development would, therefore, seriously injure the visual amenity of the area, including that of the proposed Natural Heritage Area and would be contrary to the provisions of the Cavan County Development Plan 2014 – 2020 and to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 31<sup>st</sup> March 2017

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Philip Jones